

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00594

New Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Iowa Gas & Electric Company

other names/site number Downtown Survey Map # DT-158

2. Location

street & number 111 East Washington Street

city or town Washington

vicinity, county Washington

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 19 Lot(s) H

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property
Enter number of:

If Eligible Property, enter number of:
Contributing Noncontributing

—	buildings	<u>1</u>	—	buildings
—	sites	—	—	sites
—	structures	—	—	structures
—	objects	—	—	objects
—	Total	<u>1</u>	—	Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title _____

Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02G01: cafe, 02B Professional – tax preparation

02E: specialty store -electronics

02E08: beauty salon

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04: stone – 8" limestone & brick

walls (visible material)

03: brick – 8" thick

roof

02: 3-ply compo/wood deck

other _____

Narrative Description SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 111 East Washington Street
City Washington

Site Number 92-00594
District Number 92-00349

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce

Significant Dates

Construction date 1902 check if circa or estimated date
Other dates, including renovation c.1950s, 1970s

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date July 19, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

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<u>Iowa Gas & Electric Company</u>	<u>Washington</u>
Name of Property	County
<u>111 East Washington Street</u>	<u>Washington</u>
Address	City

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Iowa Gas and Electric Company - 111 E. Washington - State #92-00594 - Map #88 ~ 1 contributing building (A) - c.1902 - Queen Anne (modified)

Historic information:

- c.1902 - built for Winfield Smouse - owned until 1920; 1906-1924 - Iowa Gas and Electric Company
- 1925-c.1926 - Iowa Southern Utilities office
- 1937 - Morgan's Café; 1940 - Gidley Café
- c.1942-c.1973 - State Café (opered by Max & Twila Owens in 1950s)
- 1975 - H&R Block
- 2012 - Computer Xstream

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: c.1950s - permastone
- Windows: oriel window replaced
- Architectural details: metal cornice with brackets, arch center, and rosettes
- Architect/Builder: -
- Modifications: Historic: c.1950s - permastone on storefront (before 1971); Non-historic: 1975 - oriel window removed and replaced with permastone

7. Narrative Description

This is a two-story brick building built around 1902. The storefront appears remodeled in the 1950s or 1960s with permastone applied. Likewise, the oriel window on the second story was removed and replaced with a perastone section with a picture window and flanking double-hung windows, though this was completed after the 1971 photograph. The original decorative cornice remains. The cornice has larger brackets at the ends, and paired ones that separate the cornice into three sections. A row of circles are at the bottom of the cornice. The center section has a large semi-circle arch pediment.

8. Narrative Statement of Significance

The Iowa Gas & Electric Company building appears to contribute historically to the Washington Downtown Historic District.

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CH Wilson & wife and FE Lamphere & wife sold this property to a TT Keeley on February 5, 1890. TT. Keeley & wife sold property to a Rachael A. Riley on April 7, 1891. The 1892 Sanborn map lists the property as a single family dwelling. Directory for 1894 has no listing for this site. Racahael A. Riley sells to JH Young on April 24, 1894. JH Young sells to Winfield Smouse on January 9, 1895. A small one-story repair shop is shown on the 1897 Sanborn map.

Winfield Smouse built this two-story building sometime between the 1897 and 1902 Sanborn maps. The 1902 Sanborn map listed the property as vacant, so it was perhaps recently completed at this time. Thus, 1902 is used as the construction date. In 1906, the Washington Illuminating Company (owned by Smouse) was sold to The Iowa Gas and Electric Illuminating Company (owned by the Carson brothers) for \$36,500. The new company replaced lines and upgraded services (Burrell 1909, Vol. 1: 417). An ad in the *Evening Journal* on May 1, 1906 notes that the Iowa Gas & Electric was located at 111 E. Washington. It is possible that Smouse's company was previously located here as well. The 1909 Sanborn map shows Iowa Gas and Electric Company here. They continue to be listed here in advertisements through 1918. The 1917 Sanborn map shows electrical supplies here. The 1910 directory lists Dr. Ida Bailey "specializing in diseases of women and children" at 111 1/2 E. Washington.

Winfield Smouse & wife sold the building to Mary V. Anderson on October 30, 1920. Iowa Gas and Electric Company was bought by Iowa Southern Utilities Company in 1924. They bought the adjacent building at 109 E. Washington in 1925, apparently using both storefronts. Iowa Gas & Electric Company had expanded through the early 20th century, with other towns added in 1916 and 1917 to their operations. Over 500 farm customers were added from 1918 to 1921. All their equipment and plants were sold in 1924 to Iowa Southern Utilities Company, headquartered in Centerville. By 1926, it was one of the largest utility companies in Iowa, serving 144 communities in 25 counties in southeast Iowa ("The 'Evolution' of Gas and Electricity in Washington," *Evening Journal*, April 3, 1926, 37 (E)). The 1931 Sanborn map shows a store at 109 and office at 111 E. Washington with a opening between the spaces. An electrical shop and supply store is in the rear section of 109.

Evening Journal – Washington County Centennial Celebration – July 1936, page 79 – Iowa Southern Utilities Co – cost of electric service lowered by 50% in county since 1925 – serving community for last 11 years – marked growth in use of service – 65 people in offices, repair shop, merchandise department, plans, and line construction crews in Washington County – about 200 miles of transmission lines in county – about 17 miles of gas mains in Washington – also serving rural farmers – interior photo of display room

The 1935 telephone directories list Iowa Southern Utilities at 109 E. Washington, with no listing for 111 specifically. The 1935 directory lists HM Ward at 111 1/2 E. Washington.

On May 10, 1937, the *Washington Evening Journal* ran an ad for Morgan's Cafe "west of State Theater" – Mother's Day special chicken dinner. This appears to be this building. Howard L. Anderson & wife sell property to a Edna May Alcorn on June 16, 1939. By 1940, Gidley Cafe opened in 111 E. Washington, with Iowa Southern Utilities at 109 E. Washington only. The 1941 city directory lists Washington Cafe at 111 and Ronald E. Jennings, Jas. R. Jennings and WE Morgan at 111 1/2 E.

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State Historical Society of Iowa
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<u>Iowa Gas & Electric Company</u>	<u>Washington</u>
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<u>111 East Washington Street</u>	<u>Washington</u>
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Washington. A 1943 photograph shows the original facade of the building with a cafe opened here. The 1943 Sanborn map shows a restaurant here.

A "Mother's Day Special" advertisement ran in the Washington Evening Journal for the State Cafe – 3 doors west of the State Theater - on May 7, 1943 on page 8. State. The 1950's research lists State Cafe at 111 E. Washington and 111 ½ for a Mrs. WL Alcorn. In 1953, the State Café was operated by Max and Twila Owens. The 1964 directory continues to list the State Cafe at 111 E. Washington.

On April 8, 1967 Helen Alcorn Cressey & husband (formerly Helen G. Alcorn) sold the property to Max W. and Twila Owens. The 1971 photograph shows the State Cafe here, with air conditioning and fountain service. The permastone storefront is in place by this date. The oriel window remains on the second story, replaced at a later date.

9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal
Washington Gazette
Washington Press

Patterson, Mary. Collection of historic images of Washington. Washington, IA.

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

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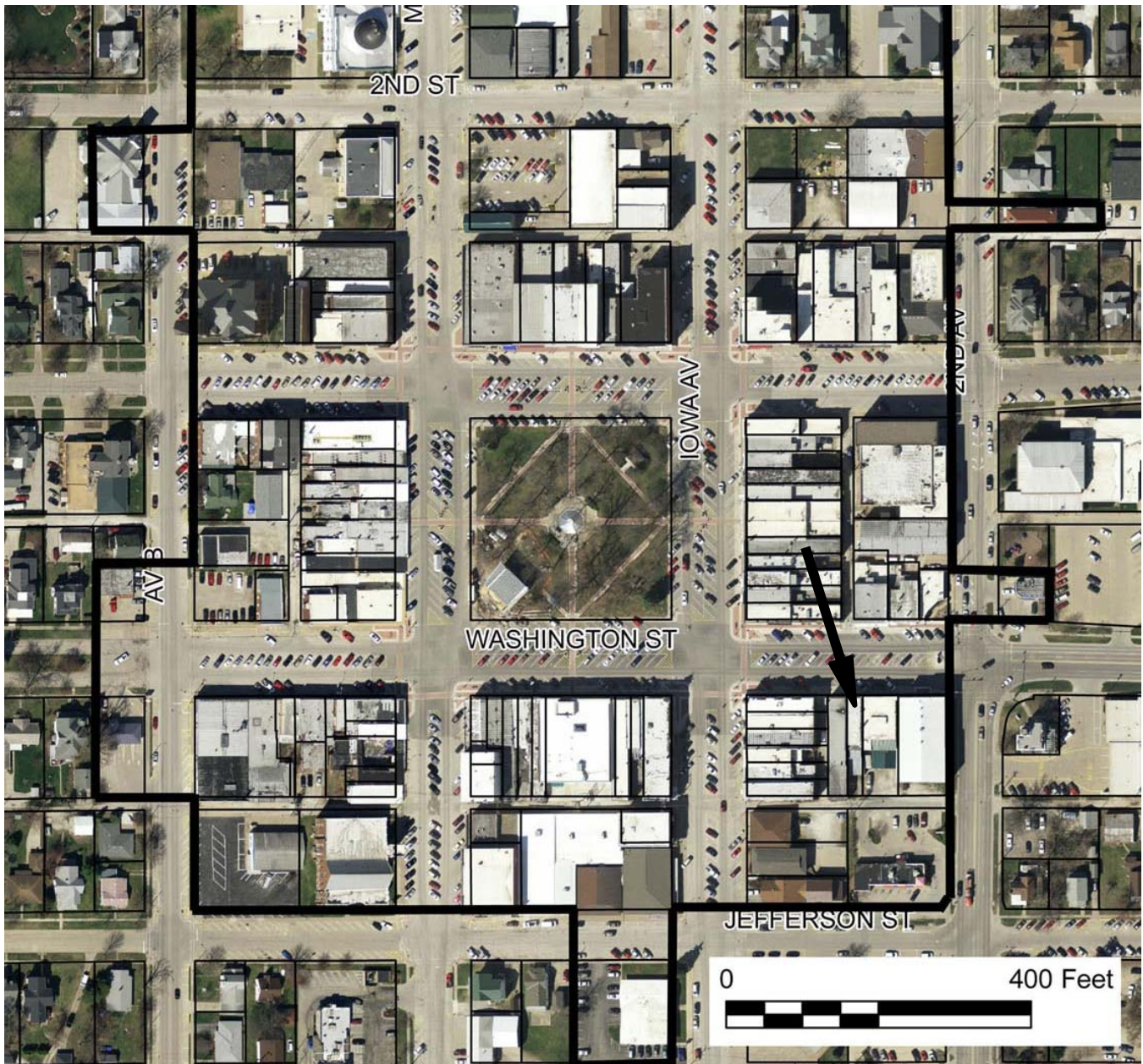
Iowa Gas & Electric Company
Name of Property

Washington
County

111 East Washington Street
Address

Washington
City

Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form Continuation Sheet

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Iowa Gas & Electric Company

Washington

Name of Property

County

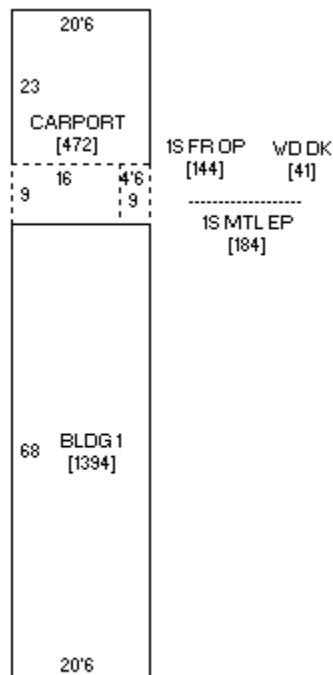
111 East Washington Street

Washington

Address

City

Building plan (from assessor's website)



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Iowa Gas & Electric Company

Name of Property

Washington

County

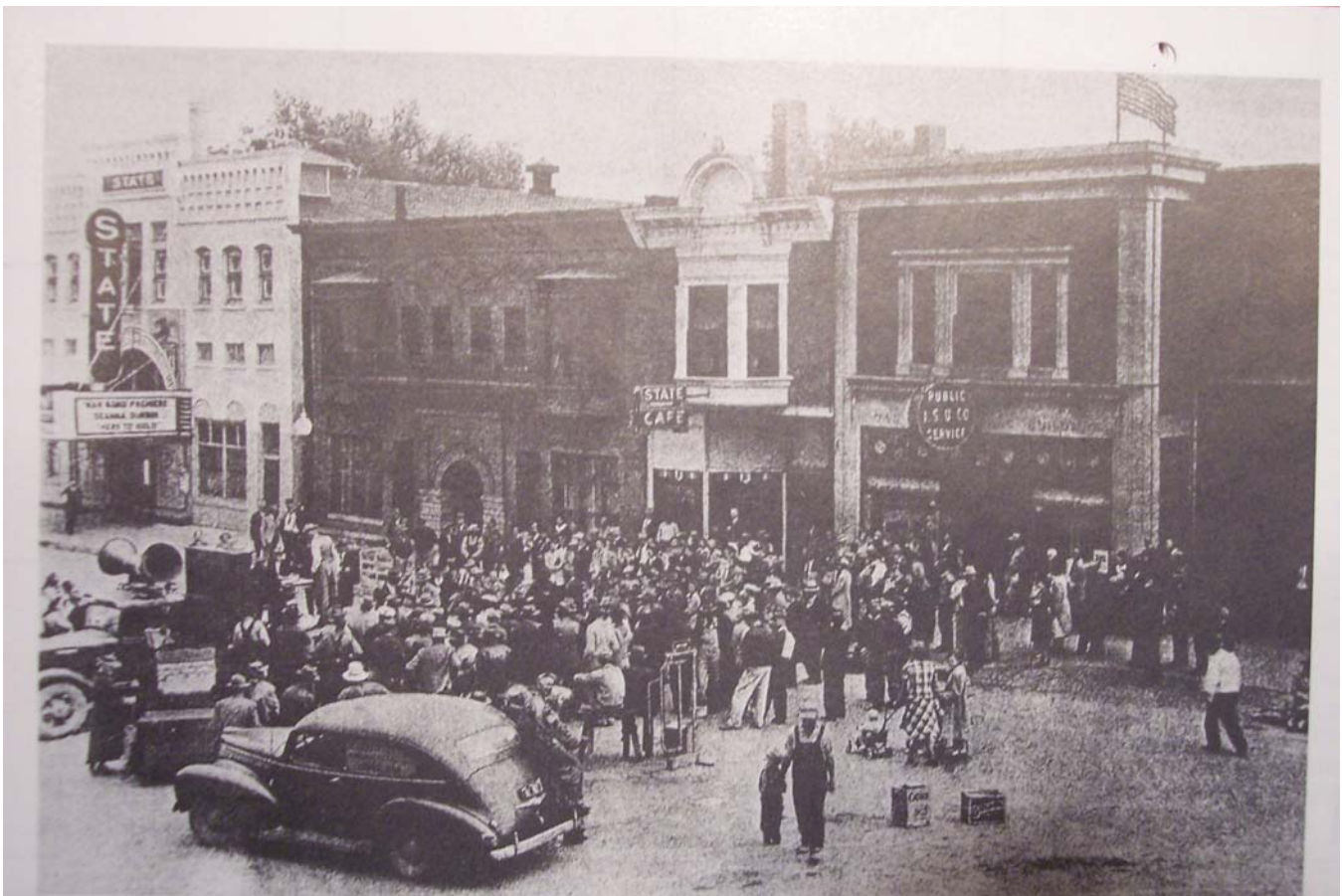
111 East Washington Street

Address

Washington

City

Historic images



The War Bond auction in 1943 had a crowd gathered on Washington Street near the State Theater with items for sale such as dressers and a piano.

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Iowa Gas & Electric Company

Washington

Name of Property

County

111 East Washington Street

Washington

Address

City



Building in 1971 (Wagner 1971)

Iowa Site Inventory Form Continuation Sheet

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Iowa Gas & Electric Company

Name of Property

Washington

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111 East Washington Street

Address

Washington

City

Digital photographs



Photograph 92-00594-001 - North elevation, looking south (McCarley, September 20, 2011)